

**ORDINANCE NO. 20060309-025**

**AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 2005 MATTHEWS DRIVE FROM CERTAIN INTERIM DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060216-043 FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** This ordinance applies to the construction of a 3,480 square foot single family residence located at 2005 Matthews Drive.

**PART 2.** Applicant has filed a waiver application requesting that Council waive Part 3(2) of Ordinance No. 20060216-043 which limits construction of a new single family structure on a lot where a structure has been or will be demolished or relocated to the greater of the following:

- (A) 0.4 to 1 floor-to-area ratio;
- (B) 2,500 square feet; or
- (C) the existing size plus 1,000 square feet, if the applicant has been granted a homestead exemption for the duplex.

**PART 3.** Council has considered the factors for granting a waiver from interim development regulations prescribed by Ordinance No. 20060216-043. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

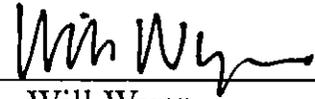
**PART 4.** A waiver is granted from Part 3(2) of Ordinance 20060216-043 to allow the construction of a 3,480 square foot single family residence located at 2005 Matthews Drive. This waiver is conditioned upon receipt of an Engineer's Drainage Certificate certifying that, at build-out, the stormwater flows from the property will not cause any increase in flooding conditions on the property or neighboring properties. It is further conditioned upon adherence to the applicant's filed Residential Permit Application, as finally approved, which reflects that 55 percent of the proposed structure will be on the first floor and 45 percent of the structure will be on the second floor. The structure must substantially comply with the drawing attached as Exhibit "A", and the Residential Permit Application, attached as Exhibit "B" as modified on final City approval.

**PART 5.** This ordinance takes effect on March 20, 2006.

**PASSED AND APPROVED**

\_\_\_\_\_  
March 9, 2006

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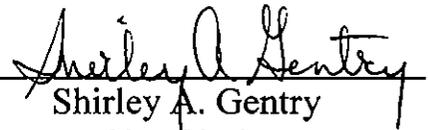
\_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:**



\_\_\_\_\_  
David Allan Smith  
City Attorney

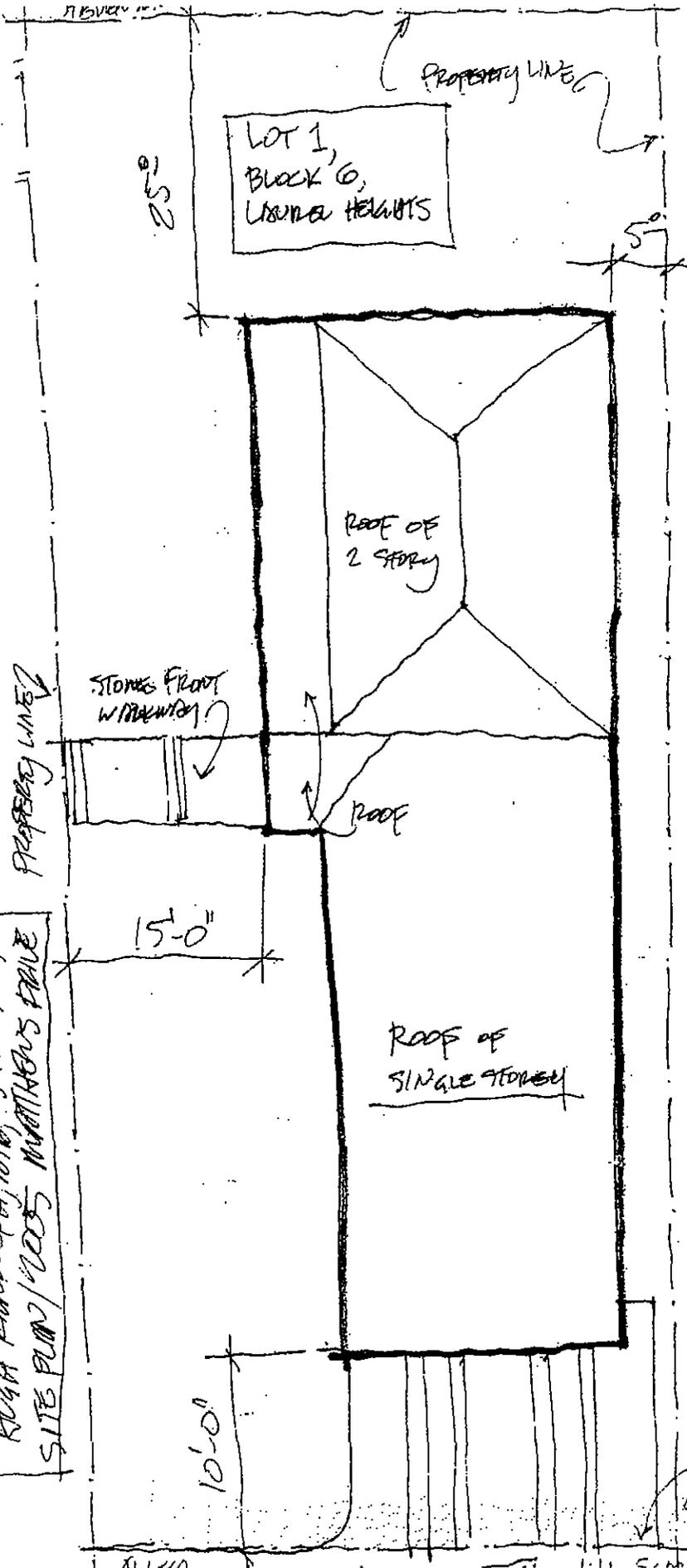
**ATTEST:**



\_\_\_\_\_  
Shirley A. Gentry  
City Clerk

**EXHIBIT A**

MATTHEWS DRIVE



ROUGH PLAN ONLY, OLD 3716-400,  
SITE PLAN / 2005 MATTHEWS DRIVE

PROPERTY  
LINE

**EXHIBIT B**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

BP Number	<u>BP 06-111KR</u>
Building Permit No.	_____
Plat No.	<u>DA</u> Date _____
Reviewer	<u>[Signature]</u>

**PRIMARY PROJECT DATA**

Service Address 2005 Matthews Dr Tax Parcel No. \_\_\_\_\_

Legal Description  
 Lot 1 Block 6 Subdivision Lance Heights Section \_\_\_\_\_ Phase \_\_\_\_\_

If in a Planned Unit Development, provide Name and Case No. \_\_\_\_\_  
*(attach final approved copies of subdivision and site plan)*

*If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.*

Description of Work \_\_\_\_\_ Remodel (specify) \_\_\_\_\_  
 New Residence \_\_\_\_\_  
 Duplex \_\_\_\_\_ Addition (specify) \_\_\_\_\_  
 Garage attached \_\_\_\_\_ detached \_\_\_\_\_  
 Carport attached \_\_\_\_\_ detached \_\_\_\_\_  
 Pool \_\_\_\_\_ Other (specify) \_\_\_\_\_

Zoning (e.g. SF-1, SF-2...) SF 3 Height of building 28 ft. # of floors 2

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.  
 {LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? \_\_\_ Yes  No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? \_\_\_ Yes  No

Does this site front a paved street?  Yes \_\_\_ No A paved alley? \_\_\_ Yes  No

**VALUATIONS FOR REMODELS ONLY**

Building	\$ _____
Electrical	\$ _____
Mechanical	\$ _____
Plumbing	\$ _____
Driveway & Sidewalk	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>
<i>(labor and materials)</i>	

**DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY**

Lot Size	<u>6500</u> sq. ft.
Job Valuation	\$ <u>450,000</u>
<i>(Labor and materials)</i>	
Total Job Valuation (remodels and additions)	\$ _____
<i>(Labor and materials)</i>	

**PERMIT FEES**  
*(For office use only)*

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>	<b>\$ _____</b>

**OWNER / BUILDER INFORMATION**

OWNER	Name <u>Brigit Enstrom</u>	Telephone (h) <u>293-1994</u>
		(w) _____
BUILDER	Company Name <u>Risinger Homes LP</u>	Telephone <u>535-4063</u>
	Contact/Applicant's Name <u>Matt Risinger</u>	Pager <u>466-6078</u>
DRIVEWAY /SIDEWALK	Contractor _____	FAX <u>366-7246</u>
		Telephone _____
CERTIFICATE OF OCCUPANCY	Name _____	Telephone _____
	Address _____	City _____ ST _____ ZIP _____

If you would like to be notified when your application is approved, please select the method:

\_\_\_ telephone  e-mail: Matt @ risingerhomes.com

You may check the status of this application at [www.ci.austin.tx.us/development/permitvr.htm](http://www.ci.austin.tx.us/development/permitvr.htm)



Service Address 2005 Matthews Dr.

Applicant's Signature [Signature] Date 3/6/05

**BUILDING COVERAGE**

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features; or (ii) ground level paving, landscaping, or open recreational facilities.

			New Addition
a. 1 <sup>st</sup> floor conditioned area	<u>2,270</u>	sq. ft.	sq. ft.
- b. 2 <sup>nd</sup> floor conditioned area	<u>6,100</u>	sq. ft.	sq. ft.
- c. 3 <sup>rd</sup> floor conditioned area	<u>        </u>	sq. ft.	sq. ft.
- d. Basement	<u>100</u>	sq. ft.	sq. ft.
e. Garage / Carport			
<input checked="" type="checkbox"/> attached	<u>120</u>	sq. ft.	sq. ft.
<input type="checkbox"/> detached	<u>        </u>	sq. ft.	sq. ft.
f. Wood decks [must be counted at 100%]	<u>        </u>	sq. ft.	sq. ft.
g. Breezeways	<u>        </u>	sq. ft.	sq. ft.
h. Covered patios	<u>        </u>	sq. ft.	sq. ft.
i. Covered porches	<u>75</u>	sq. ft.	sq. ft.
j. Balconies	<u>100</u>	sq. ft.	sq. ft.
- k. Swimming pool(s) [pool surface area(s)]	<u>        </u>	sq. ft.	sq. ft.
l. Other building or covered area(s)	<u>        </u>	sq. ft.	sq. ft.
Specify _____			
<b>TOTAL BUILDING AREA</b> (add a. through l.)	<u>4,075</u>	sq. ft.	sq. ft.

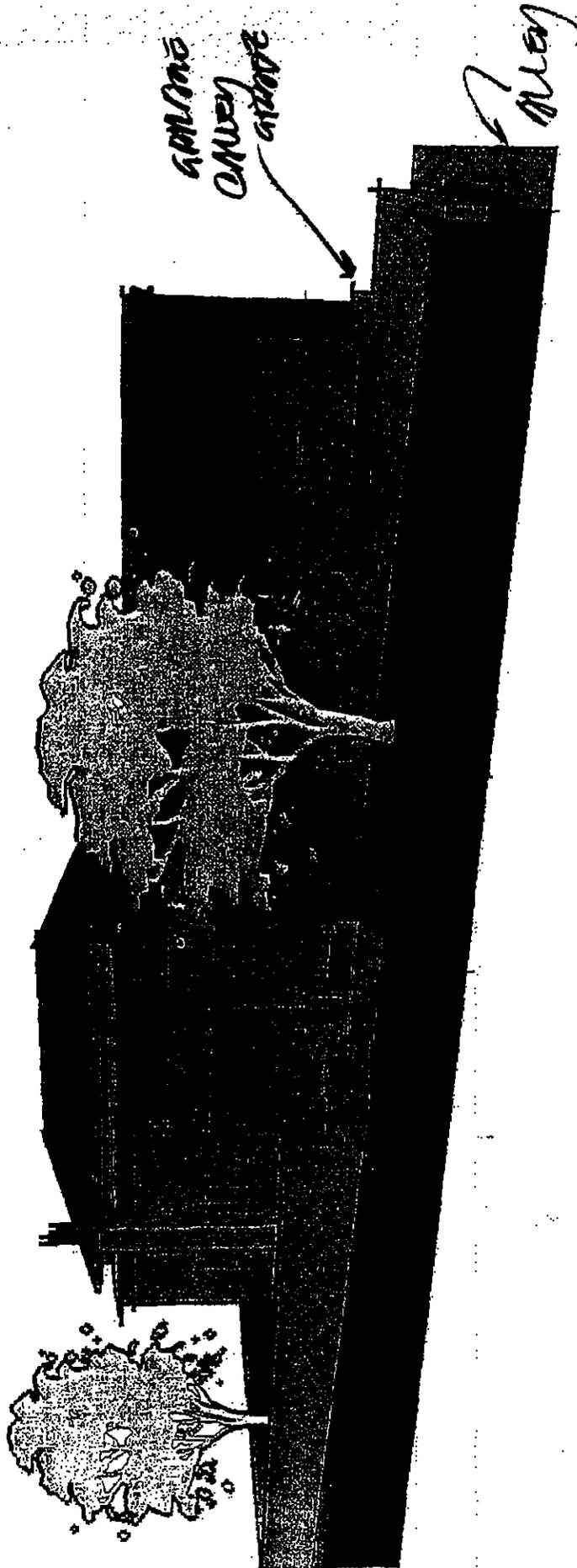
<b>TOTAL BUILDING COVERAGE ON LOT</b> (subtract b., c., d., and k. if applicable)	<u>2,380</u>	sq. ft.
	<u>36</u>	% of lot

**IMPERVIOUS COVERAGE**

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

a. Total building coverage on lot (see above)	<u>        </u>	sq. ft.
b. Driveway area on private property	<u>50</u>	sq. ft.
c. Sidewalk / walkways on private property	<u>45</u>	sq. ft.
d. Uncovered patios	<u>        </u>	sq. ft.
e. Uncovered wood decks [may be counted at 50%]	<u>        </u>	sq. ft.
f. Air conditioner pads	<u>30</u>	sq. ft.
g. Concrete decks	<u>        </u>	sq. ft.
h. Other (specify) _____	<u>        </u>	sq. ft.

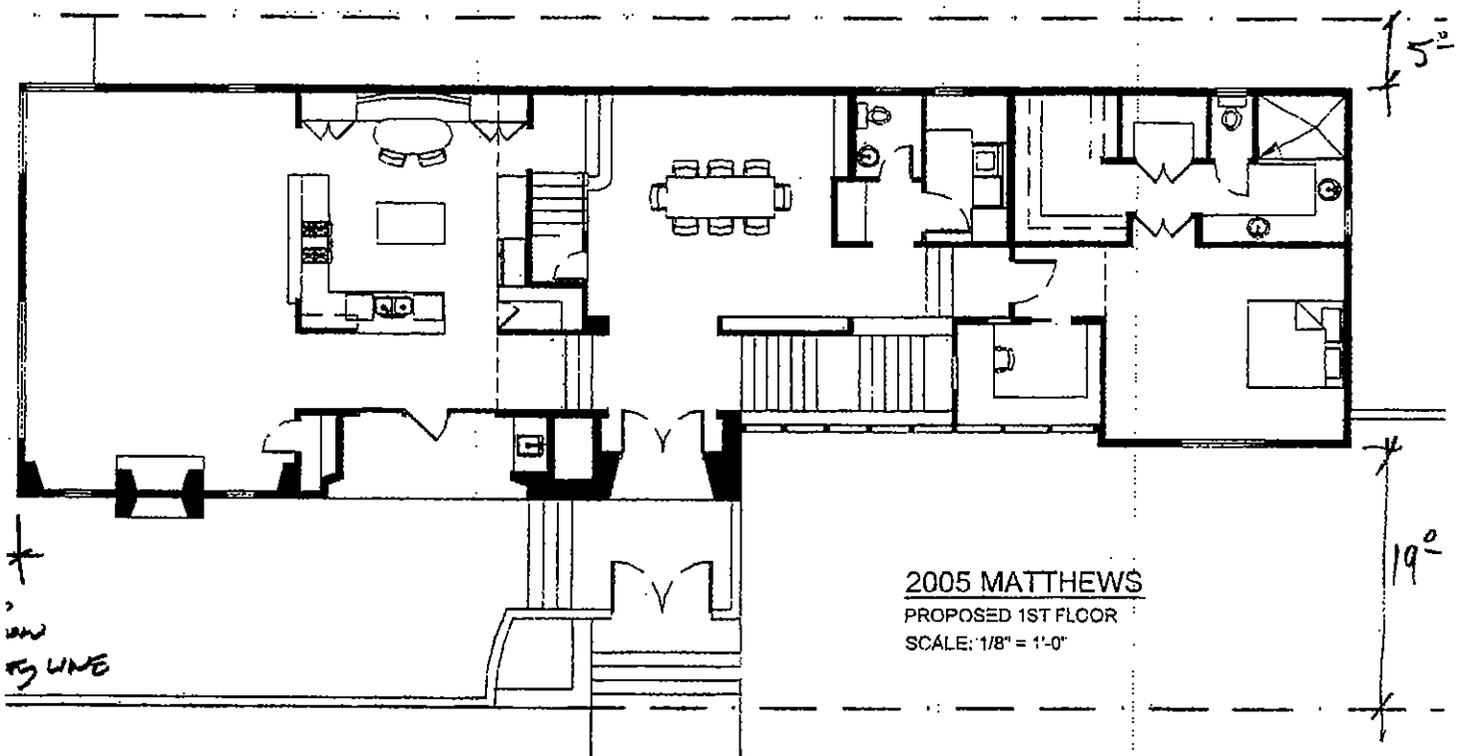
<b>TOTAL IMPERVIOUS COVERAGE</b> (add a. through h.)	<u>2,505</u>	sq. ft.
	<u>38</u>	% of lot



GARDEN  
ORCHARD

ALLEY

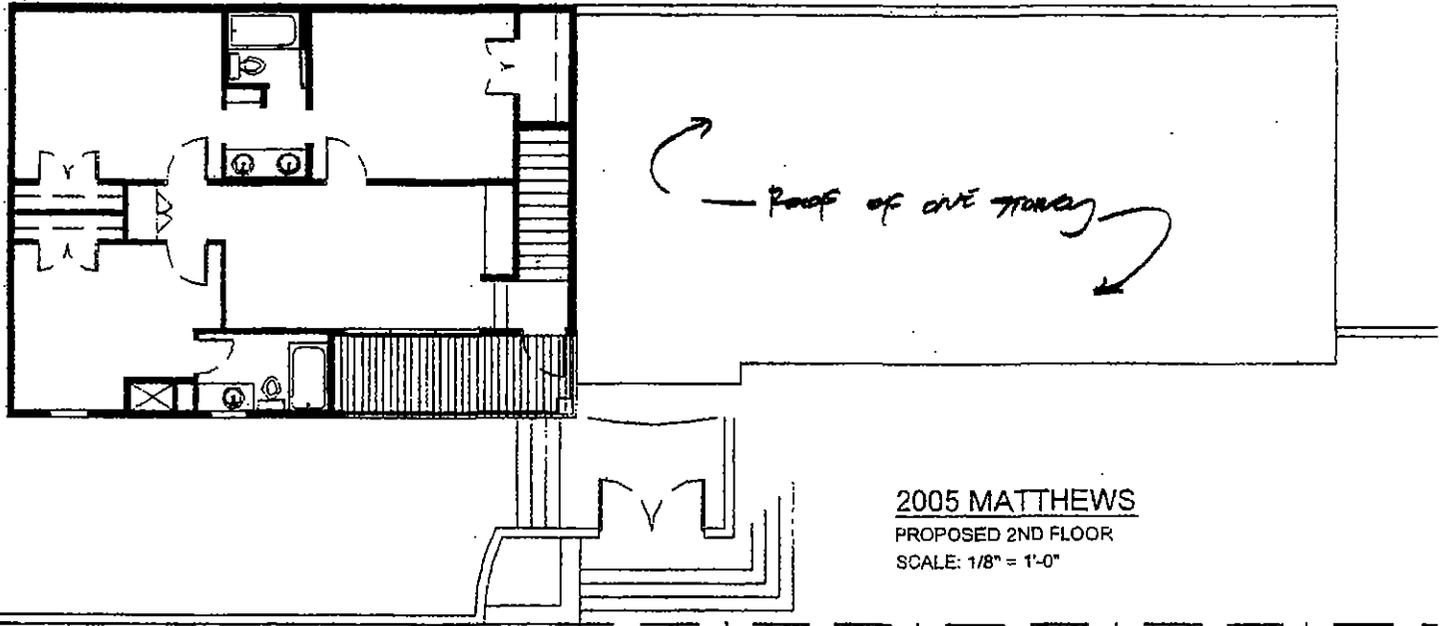
View From  
MATTIENS

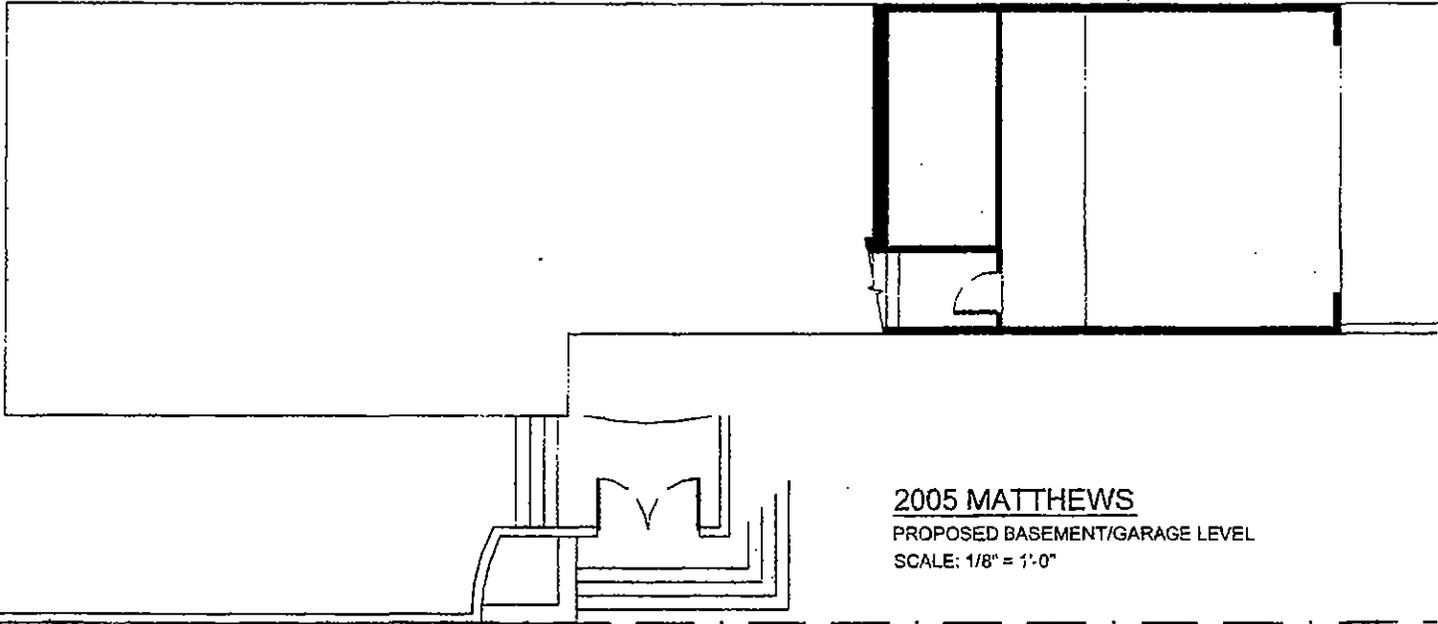


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N  
BY UMC

2005 MATTHEWS  
PROPOSED 1ST FLOOR  
SCALE: 1/8" = 1'-0"

matthews





**2005 MATTHEWS**  
PROPOSED BASEMENT/GARAGE LEVEL  
SCALE: 1/8" = 1'-0"